



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, SEPTEMBER 24, 2013

**Matthew Thornton Meeting Room, West Wing, Second Floor (Former Courtroom)
7:30 p.m.**

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig (arrived 7:35 p.m.), Michael Redding, Lynn Christensen, Stanley Bonislowski and Desirea Falt.

Planning Board members absent: Alternates Nelson Disco and Matthew Passalacqua.

Community Development staff: Community Development Director Tim Thompson, Assistant Planner Donna Pohli, and Recording Secretary Zina Jordan.

1. Call to Order.

Robert Best called the meeting to order at 7:30 p.m.

2. Planning & Zoning Administrator's Report.

Discussion only.

Item 6, XTL, Inc., was taken up before Item 3, Northview Homes.

Tom Koenig arrived at 7:35 p.m.

- 6. XTL, Inc. (applicant) and Sam A. Tamposi, Harold Watson, Benjamin M. Bosowski, Jeffrey & Jessica Clegg (owners) –** Discussion and possible action regarding a request for an extension of six-month limit for compliance with conditions of final site plan approval granted by the Planning Board on April 2, 2013 to construct a 182,950 SF warehouse facility located at Mast Road in the I-1 (Industrial) & Aquifer Conservation Districts. Tax Map 2D, Lot 021.

Applicant was represented by: Katie Weiss, Bedford Design Consultants.

At the applicant's request, the Board voted 5-0-2 to grant a six-month extension, on a motion made by Alastair Millns and seconded by Stanley Bonislowski. Robert Best and Alastair Millns abstained.

- 3. Northview Homes & Development, Inc. (applicant) and Carl A. Quimby Revocable Trust & Larry Kittle (owners) –** Consideration of Final Approval of an application proposing to consolidate and re-subdivide three lots into thirteen lots, located at 164 Amherst Road, 8 Pollard Road, and an unnumbered parcel in the R-1 (Residential), and Aquifer Conservation Districts. Tax Map 4B, Lots 146, 146-1 and 152-1. The application also proposes a lot line adjustment between 166 Amherst Road (Tax Map 4B, Lot 145) and 164 Amherst Road (Tax Map 4B, Lot 146). **This agenda item is continued from the September 10, 2013 meeting. The applicant has requested to be continued to the October 15, 2013 meeting.**

At the applicant's request, the Board voted 7-0-0 to postpone this item to October 15, 2013, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Desirea Falt.

- 4. YMCA/Melton Associates** – Consideration of Final Approval of a site plan application for a proposed 57-unit Elderly Housing development, Community building & related site improvements in the R (Residential) District, located on D.W. Highway, between Island Drive and Angelo Drive. Parcel is located within the Aquifer Conservation District, the Flood Hazard Conservation District, and the Shoreland Protection District. Tax Map Parcel 4D-4/043-1. **This agenda item is continued from the September 10, 2013 meeting.**

Applicant was represented by: Attorney Thomas J. Leonard, Welts, White and Fontaine; and Bernard Plante, Melton Associates.

Public comment was received from: John McDonald, 19 Pondview Drive; Margaret O'Neill, 60 Island Drive; and Bob Shagoury, 71 Island Drive.

The Board voted 7-0-0 to rescind their previous grant of a payment in lieu of sidewalks, on a motion made by Alastair Millns and seconded by Michael Redding.

The Board voted 6-1-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen. Tom Koenig voted in the negative.

- 5. YMCA/Melton Associates** – Consideration of Final Approval of a site plan application proposing the development of athletic fields, bathrooms & maintenance structure, related parking & appurtenant improvements in the R (Residential) District, located off Wright Avenue at 381 D.W. Highway. Parcel is located within the Aquifer Conservation District, the Flood Hazard Conservation District, and the Shoreland Protection District. Tax Map Parcel 4D-3/092. **This agenda item is continued from the September 10, 2013 meeting.**

Applicant was represented by: Attorney Thomas J. Leonard, Welts, White and Fontaine; and Bernard Plante, Melton Associates.

There was no public comment.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.

- 7. Discussion/possible action regarding other items of concern.**

Discussion only.

- 8. Approval of Minutes – September 10, 2013.**

Postponed to the October 15, 2013, meeting.

- 9. Adjourn.**

The meeting adjourned at 10:40 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Lynn Christensen.